040.0	0006	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,000 /	771,000
					USE VALUE:	771,000 /	771,000
					ASSESSED:	771,000 /	771,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETROPOULOS PETER
Owner 2:	
Owner 3:	
Street 1:	58 WARREN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PETROPOULOS PETER -
Owner 2:	FORTUNE JEFFREY -
Street 1:	58 WARREN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1825, having primarily Clapboard Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6195.000	286,300		484,700	771,000
Total Card	0.142	286,300		484,700	771,000
Total Parcel	0.142	286,300		484,700	771,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.60 /Parcel: 454.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27303

GIS Ref

GIS Ref

Insp Date 11/18/18

!3351!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,300	0	6,195.	484,700	771,000		Year end	12/23/2021
2021	101	FV	277,800	0	6,195.	484,700	762,500		Year End Roll	12/10/2020
2020	101	FV	277,800	0	6,195.	484,700	762,500	762,500	Year End Roll	12/18/2019
2019	101	FV	249,300	0	6,195.	515,000	764,300	764,300	Year End Roll	1/3/2019
2018	101	FV	249,300	0	6,195.	375,600	624,900	624,900	Year End Roll	12/20/2017
2017	101	FV	249,300	0	6,195.	327,200	576,500	576,500	Year End Roll	1/3/2017
2016	101	FV	249,300	0	6,195.	278,700	528,000	528,000	Year End	1/4/2016
2015	101	FV	235,400	0	6,195.	272,600	508,000	508,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:57:33

LAST REV

Date	Time
04/26/19	08:26:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3351

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETROPOULOS PET	47684-569		6/23/2006	Family	99	No	No		
PETROPOULOS PET	47278-448		4/13/2006	Family	1	No	No		
ROMAGNOLI SUSAN	28314-98		3/17/1998	Family	15,000	No	No		F

USER DEFINED

Prior Id # 1:	27303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/1997	5	Manual	2,500	C				SIDING/WINDOWS
9/30/1993	488		2,500	C				REMODEL HOUSE
7/30/1992	345	Manual	2,500	C				REFRAME FLRS/NEW W

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Measured	197	PATRIOT
3/6/2000	Mailer Sent		
3/3/2000	Measured	263	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6195		Sq. Ft.	Site		0	80.	0.98	1									484,682						484,700	

Total AC/HA:	0.14222	Total SF/SM:	6195	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,682	Spl Credit		Total:	484,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1825	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26910377
Const Adj.:	0.99989998
Adj $ / SQ:	171.312
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414978
Depreciation:	128643
Depreciated Total:	286335

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

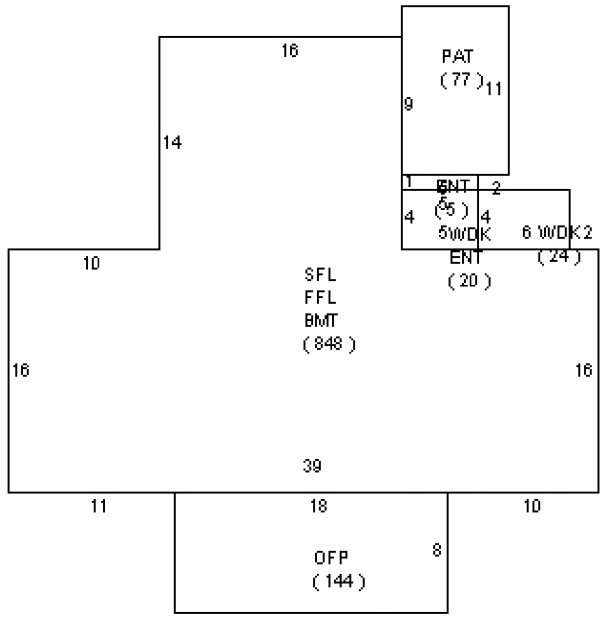
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	171.31
Special Features:	0	Val/Su Net:	101.02
Final Total:	286300	Val/Su SzAd	168.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	848	51.390	43,582
FFL	First Floor	848	171.310	145,272
SFL	Second Floor	848	171.310	145,272
OFP	Open Porch	144	27.960	4,026
PAT	Patio	77	6.000	462
WDK	Deck	44	16.000	704
ENT	ENTRY	25	26.400	660
	Net Sketched Area:	2,834	Total:	339,978
Size Ad	1696	Gross Area	2834	FinArea 1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

040.0-0006-0004.0

IMAGE

AssessPro Patriot Properties, Inc